

**Appropriate Assessment Screening Determination under Article 6(3) of the Council Directive 92/43/EEC (Habitats Directive) implemented by European Communities (Birds and Natural Habitats) Regulations, 2011 (as amended) and Planning and Development Act (as amended)**

**Housing Development at Lehaunstown, Dublin 18**

**Planning Ref: S179A/H/02/2024**

Dún Laoghaire-Rathdown County Council is proposing to develop a scheme of 109 dwellings, together with associated infrastructure including roads, public lighting, communal and public open spaces and car/cycle parking on a site at Lehaunstown. The development consists of a mix of terraced houses, duplexes and apartment buildings ranging in height from 2 to 4 storeys. The total site area is 35,822 and the total net development area of the proposed development is circa 20,173 sqm.

It is considered that the Stage One screening for Appropriate Assessment (AA) of the proposed project, prepared by Fehily Timoney, Consultants in Engineering, Environmental Science and Planning, gives full consideration to the Directives and demonstrates that the proposed project is not likely to have significant effects on any European site

The AA screening process has considered potential effects which may arise during the construction and operational phases as a result of the implementation of the proposed project. Through an assessment of the pathways for effects and an evaluation of the project characteristics, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that no likely significant adverse effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.

The proposed project is 3.6km away from the closest SAC and 4.3km away from the closest SPA. Given the characteristics, small scale and short-term nature of the sources for impacts from the proposed project, the screening report concludes that the proposed project will not give rise to any significant adverse effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European sites. This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated.

Having regard to the Habitats Directive (92/43/EEC) and the Birds and Natural Habitats Regulations 2011 (as amended) and the Stage 1 AA Screening report prepared by Fehily, Timoney, Consultants in Engineering and Environmental Science and Planning, the Council determines that the proposal does not need to be subject to a Stage Two Appropriate Assessment (Natura Impact Statement).

Signature M. Hickey  
Signatory (Approved Officer) **Maura Hickey, Acting Senior Executive Officer**

Date 26/3/2024